



— SIXTH ST —

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MUST HAVE AMENITIES



360° VIEW VIRTUAL TOUR



**ROOFTOP TERRACE
WITH CAPITAL VIEWS**

PRIVATE ROOFTOP OPPORTUNITY



360° VIEW VIRTUAL TOUR



FITNESS CENTER



CONFERENCE CENTER NEWLY DELIVERED



**1/1,500 SF PARKING RATIO
WITH CHARGING STATIONS**



BIKE ROOM

2ND FLOOR

CONFERENCE FACILITY & MOVE-IN READY OFFICES



NEWLY DELIVERED

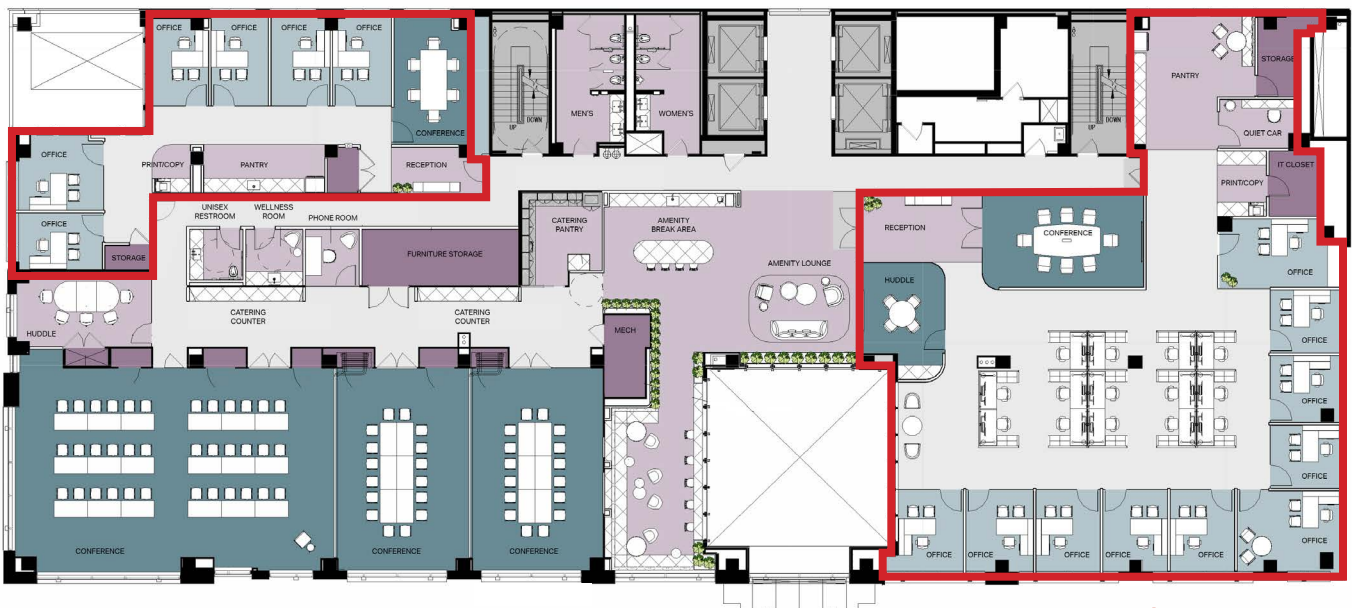


360° VIEW VIRTUAL TOUR

SPACE HIGHLIGHTS

- 180+ person capacity facility
- Newly delivered second floor conference facility & tenant lounge
- Catering pantry & soft seating area
- Two turnkey offices:
 - 200A - 6,123 SF - Available immediately
 - 200B - 2,350 SF - Available immediately

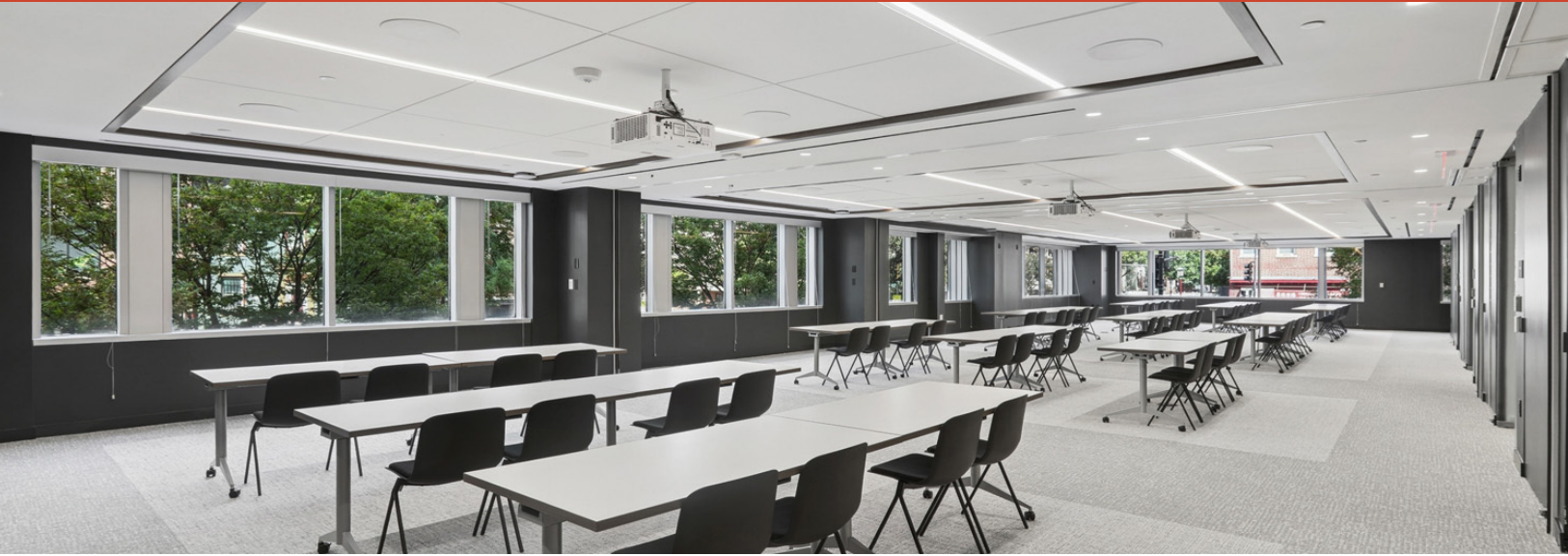
SUITE 200B | 2,350 SF



SUITE 200A | 6,123 SF

SIXTH ST NW

H ST NW





MIRO
MOVE-IN READY OFFICES

**MODULAR DESIGN. ENHANCED
PRODUCTIVITY.**

BGO set out to deliver an office concept that would address the evolving needs of tenants. The result is MIRO—Move-In Ready Offices, with thoughtful designs created in partnership with best-in-class architecture and design firms.

[LEARN MORE](#)



TURN-KEY & TECH ENABLED: MIRO's fully furnished and fully wired designs allow for immediate occupancy.



CUSTOMIZABLE: Make your MIRO suite your own with the help of BGO's in-house design & construction team.



ROOM TO GROW: We know space needs can change fast. With MIRO, tenants have the versatility to scale accordingly.



HYBRID WORK ENABLED: MIRO meets the needs of full-time, hybrid & remote employees, with video conferencing for dispersed teams & lockers for hybrid employees' personal belongings.



BIOPHILIC DESIGN: Weaving greenery and natural light throughout every space, maximizing wellness in the workplace.



MIX OF SPACES: Some of the best ideas are sparked in those spontaneous encounters. That's why MIRO includes a mix of spaces for focus & collaborative work.



BGO PARTNERSHIP: We see our tenants as valued partners, carefully considering their unique objectives, which is why we offer complementary design and construction services. Tenants have a seat at the table with our staff of experienced designers to create exciting workspaces to fit their unique goals and requirements.



RTO by BGO



BGO supports Tenants' efforts to attract employees to Return-to-Office by creating vibrant, amenity-rich workplaces.



As part of this initiative, Tenants of BGO Office properties enjoy these perks across the U.S.

ACCESS TO ANY
BGO OFFICE

Amenity Center



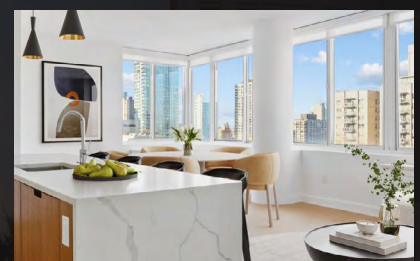
ANNUAL
CREDIT

Towards BGO-owned Amenity Centers and BGO-owned & affiliated hotels and retailers*



\$1,000

Rent credit and waived amenity fee for the first year in any BGO Residential Community



*Applicable to all new leases and renewals



AVAILABILITIES	SF	DATE AVAILABLE
9th Floor	18,931 SF	Immediately
Suite 850	5,431 SF	Immediately
7th Floor	18,931 SF	4/1/2027
MIRO - Suite 620	2,452 SF	Immediately
Suite 600	9,970 SF	4/1/2027
Suite 510	7,936 SF	Immediately
MIRO - Suite 500	8,229 SF	Immediately
Suite 200A	6,123 SF	Immediately
Suite 200B	2,350 SF	Immediately

PROPERTY HIGHLIGHTS

- Corner Class-A office with four sides of glass
- Newly delivered conference facility & tenant lounge
- MIRO (move-in ready offices)
- Expansive covered rooftop terrace with WiFi
- Luxury fitness center with locker rooms & towel service
- Convenient parking (1/1,500 SF parking ratio) with electric car charging stations & bike room
- Highly efficient floor plates 16% Core factor with 20' x 30' column spacing and 10' slab to slab
- LEED® Gold Certified, Wiredscore Gold Certified & EnergyStar Labeled®
- Immediate access to Gallery Place, Capital One Arena and Gallery Place-Chinatown Metro Station
- New on-site, restaurant: Mezcal Cantina

WINDOW LINE

WINDOW LINE

H ST NW

WINDOW LINE



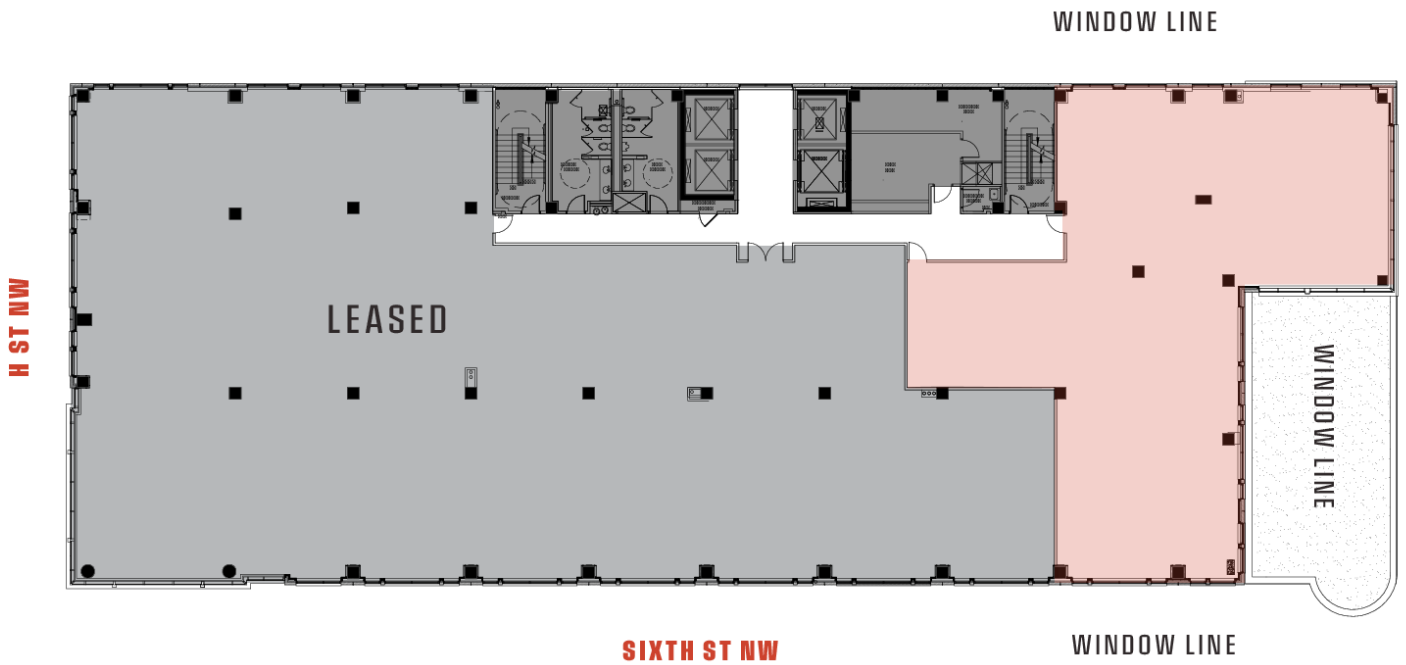
WINDOW LINE

WINDOW LINE

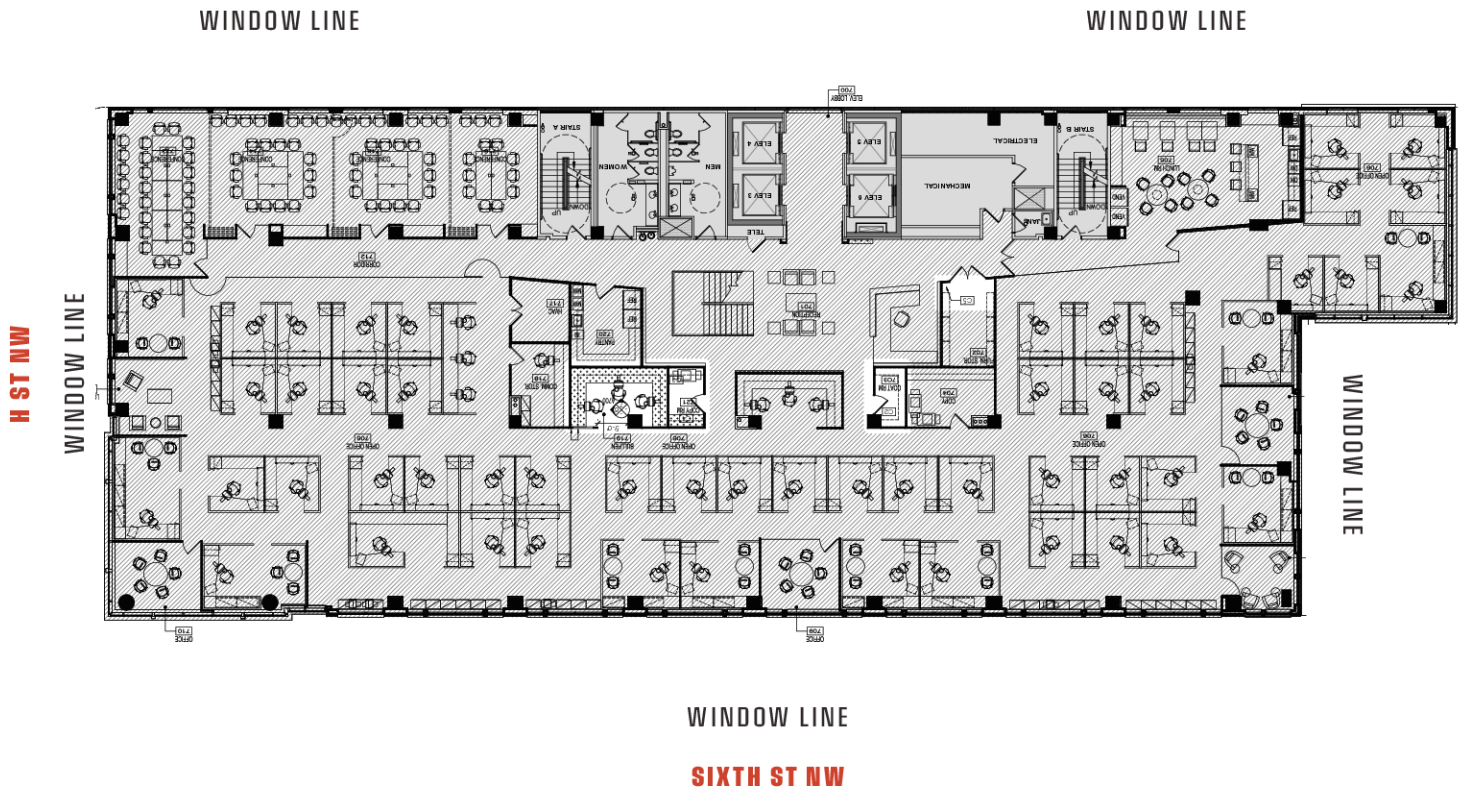
SIXTH ST NW

SUITE **SIZE** **DESCRIPTION**

9th Floor 18,931 SF Full floor available immediately for tenant improvements.



SUITE	SIZE	DESCRIPTION
Suite 850	5,431 SF	Space is on the southeast portion of the floor with tons of windowline looking towards Capitol One Arena.

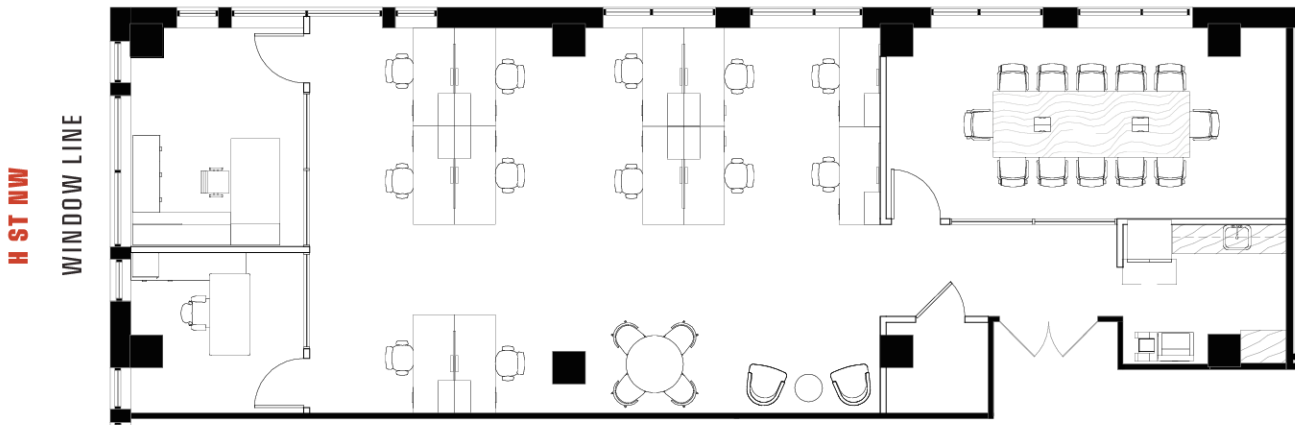


SUITE SIZE DESCRIPTION

7th Floor 18,931 SF Space available 4/1/2027. Full floor with interconnecting stair to Suite 600. Fully built out association space.



WINDOW LINE



SUITE

SIZE

DESCRIPTION

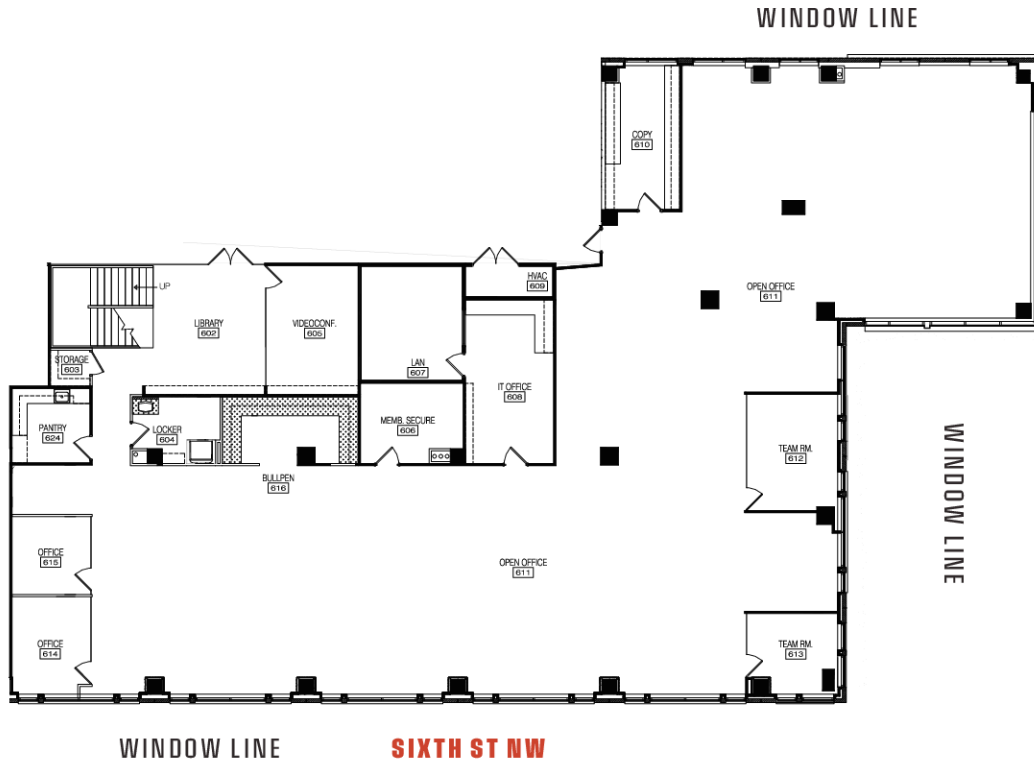
VIRTUAL TOUR

MIRO - Suite 620

2,452 SF

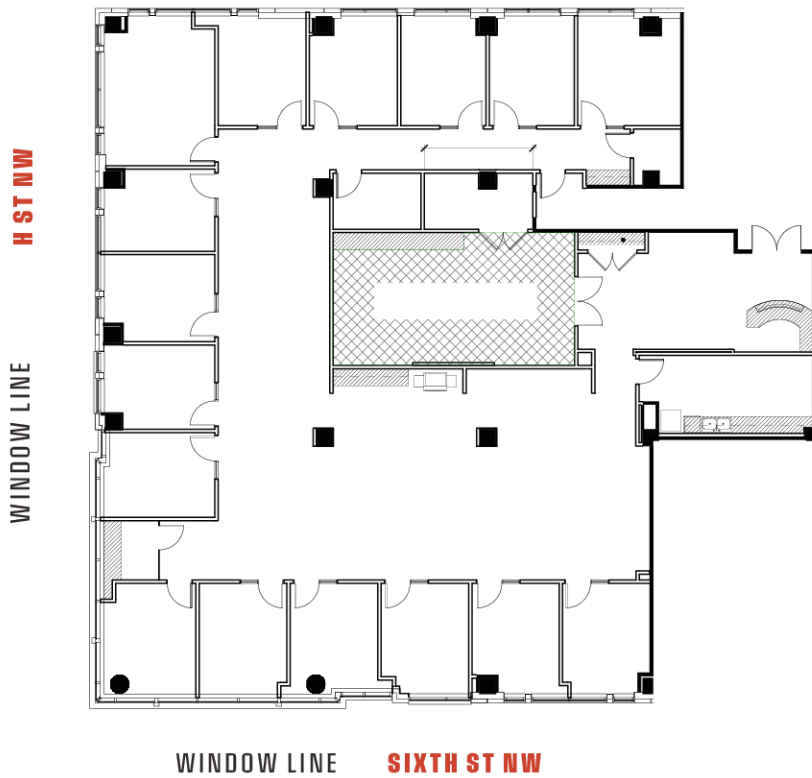
MIRO available immediately

[View Here](#)



SUITE	SIZE	DESCRIPTION
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Suite 600	9,970 SF	Available 4/1/2027. Interconnecting stair to full floor Suite 700. Fully built out association space.
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SUITE	SIZE	DESCRIPTION
Suite 510	7,936 SF	Corner suite with three sides of windowline and tremendous set-backs. Second-generation, office intensive layout (16) with open area available along with kitchen and reception space.



WINDOW LINE **SIXTH ST NW**



SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
MIRO - Suite 500	8,229 SF	Corner front of building MIRO with direct elevator exposure. Opportunity to divide into two suites.	View Here

SUITE 200B | 2,350 SF



SUITE	SIZE	DESCRIPTION
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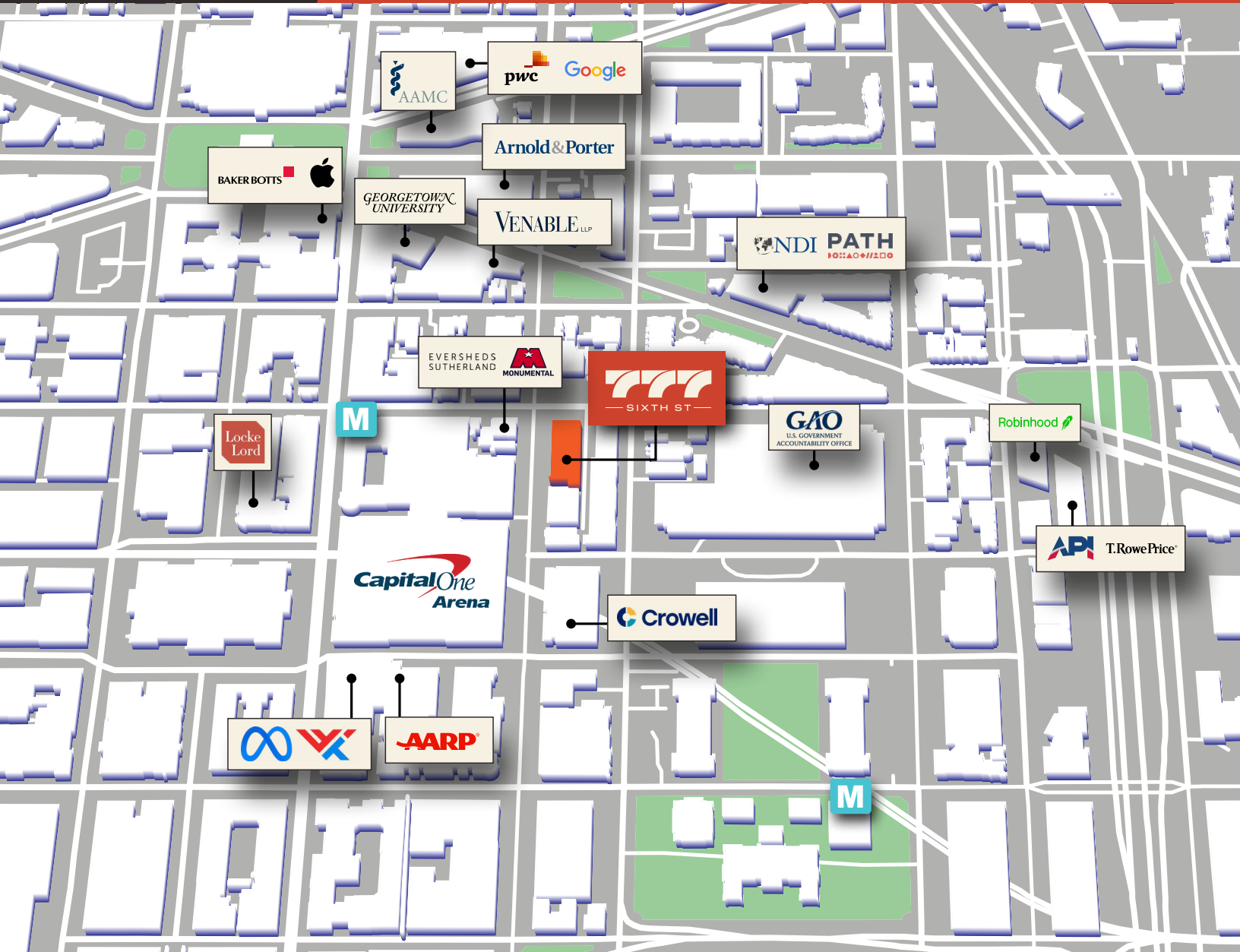
Suite 200A	6,123 SF	Space is in second-generation condition. Landlord able to provide turnkey buildout or allowance.
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Suite 200B	2,350 SF	Space currently in shell condition.
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IN GOOD COMPANY

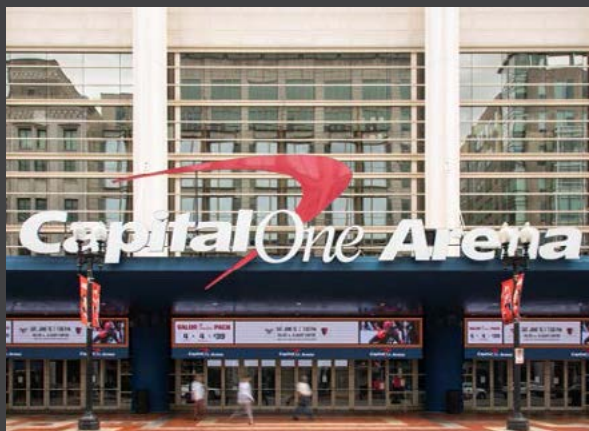
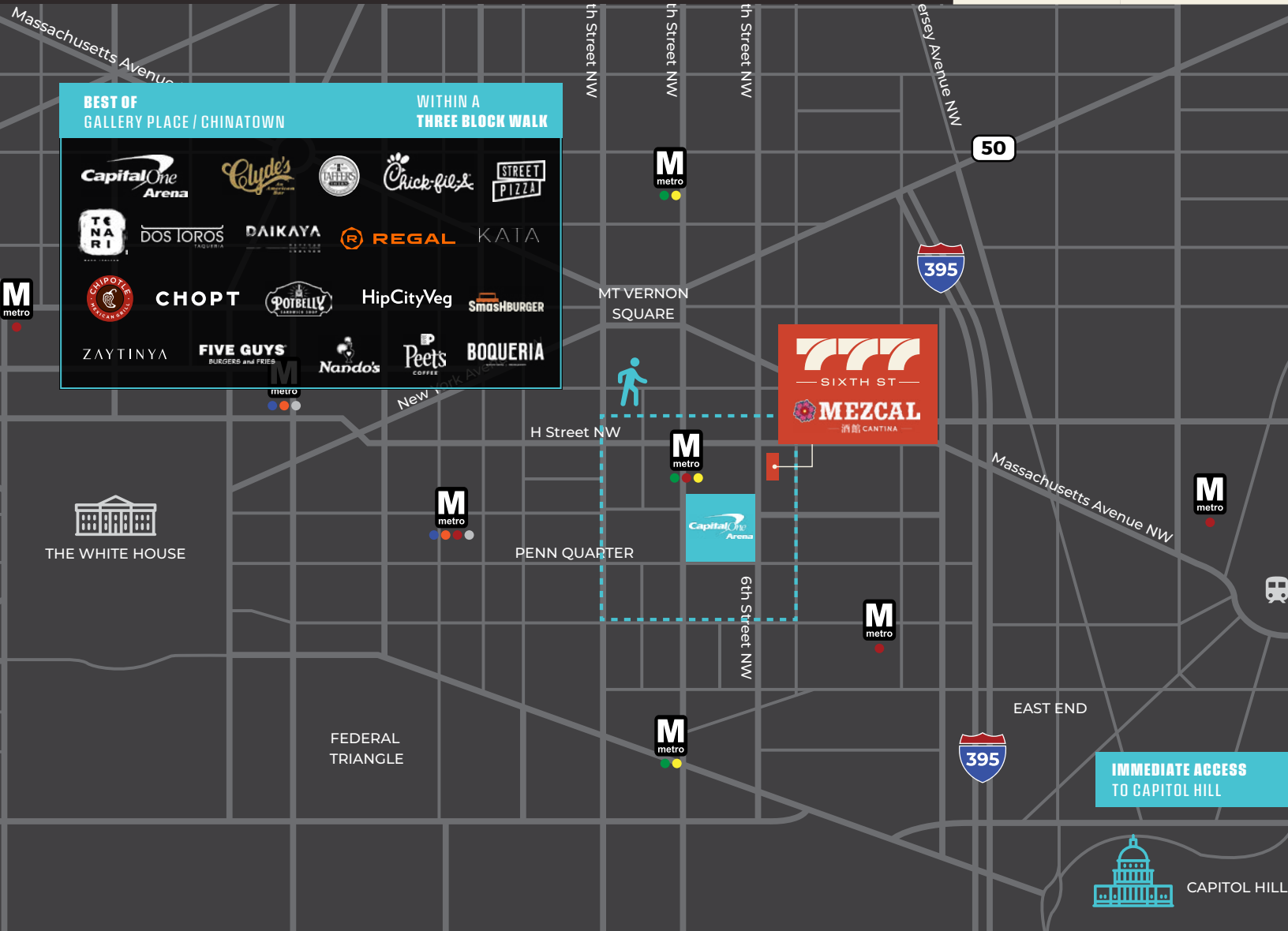
TOP INDUSTRY LEADERS & FIRMS RIGHT NEXT DOOR



TOP ORGANIZATIONS WITHIN THREE BLOCKS OF 777 SIXTH ST



A LOCATION THAT WORKS DAY & NIGHT





777SIXTHST.COM

OWNERSHIP



BGO is a leading, global real estate investment management advisor, real estate lender, and a globally recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 25 cities across twelve countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life.

For more information, please visit www.bgo.com

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